

**SALT LAKE CITY PLANNING DIVISION  
PLANNING COMMISSION MEETING AGENDA  
November 16, 2022, at 5:30 p.m.  
City & County Building and Online  
451 South State Street, Room 326  
Salt Lake City, Utah 84111**

*(The order of the items may change at the Commission's discretion)*

**This meeting will be held in person at the City & County Building.** If you are interested in watching the Planning Commission meeting it will be available on the following platforms:

- YouTube: [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings)
- SLCTV Channel 17 Live: [www.slctv.com/livestream/SLCtv-Live/2](http://www.slctv.com/livestream/SLCtv-Live/2)

If you are unable to attend in person but would like to submit comments regarding an item on the agenda, please email your comments to the staff contact listed for each item or provide general comments to [planning.comments@slcgov.com](mailto:planning.comments@slcgov.com).

**DINNER** - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 326 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

**PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326**  
**REPORT OF THE CHAIR AND VICE CHAIR**  
**REPORT OF THE DIRECTOR**

**PLANNING COMMISSION DISCUSSION** - The Commissioners may discuss planning, zoning, and general land use items that are not listed on the agenda. This discussion will be limited to no more than 10 minutes. There is no public discussion associated with this item.

**PUBLIC HEARINGS**

1. **Conditional Use for Renovations & Expansion of the Rose Park Buddhist Temple at Approximately 1185 W 1000 North** - Silverado, Inc, representing the property owner, is requesting Conditional Use approval to renovate and expand the place of worship located at the above-stated address in the R-1/7,000 (Single Family) zoning district. The service and operation of the building will continue as currently stands. The existing building is 5930 square feet, and the ground floor addition is proposed to be 2280 square feet. The property is required to go through a new conditional use approval because the floor area is proposed to expand by more than 25%. The property is located within Council District 1, represented by Victoria Petro-Eschler. (Staff Contact: Krissy Gilmore at 801-535-7780 or [kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)) **Case number PLNPCM2022-00911**
2. **Design Review for the G3 Apartments at Approximately 634 S 400 West** - Newton Breiter with Lake Union Partners, representing the property owner, is requesting a Design Review to facilitate a development of a property located at the above-stated address. The proposed use is a multi-family residential and commercial mixed-use structure that exceeds the maximum height of the CG (General Commercial) zoning district. The requested building height is 82'. The subject property is located within Council District 2, represented by Alejandro Puy. (Staff Contact:

Nannette Larsen at 801-535-7645 or nannette.larsen@slcgov.com) **Case number PLNPCM2022-00567**

3. **Design Review & Planned Development for SPARK! at Approximately 1500 W North Temple**  
- KTG Architects, on behalf of Brinshore Development, has requested Design Review and Planned Development approval for a Mixed Use Development project to be located at approximately 1500 W North Temple. The 2.1-acre (90,000-square-foot) parcel is owned by the Redevelopment Agency of Salt Lake City and located within the TSA-MUEC-C (Transit Station Area Mixed-Use Employment Center Core) zoning district. The proposed project includes 200 living units as well as ground-floor retail space and a daycare center. The building will consist of 6 stories with 5 stories of living space located over the parking, retail, and daycare. The applicant is seeking
  - A. **Design Review** – A request for modifications to requirements for the building façade length, setbacks, ground floor uses and glass, and blank walls. **Case number PLNPCM2022-00708**
  - B. **Planned Development** A request for modifications to the minimum allowed height of the North Temple-facing facade and for additional height for fences that will screen the daycare play area and some utilities. **Case number PLNPCM2022-00709**

The subject property is located within Council District 1, represented by Victoria Petro-Eschler. (Staff contact: Aaron Barlow at 801-535-6182 or aaron.barlow@slcgov.com)

4. **Zoning Map Amendment at Approximately 130 N 2100 West** - ASSIST Inc., representing the property owner Friends of Switchpoint, has requested a Zoning Map Amendment to remove the property at the above-stated address from the Airport Flight Path Protection Influence Zone B, described under City Code 21A.34.040. The property is currently occupied by a hotel building and associated parking. The desired result is to allow the building to operate as transitional multifamily housing. The subject property is located in Council District 1, represented by Victoria Petro-Eschler. (Staff contact: Krissy Gilmore at 801-535-7780 or kristina.gilmore@slcgov.com) **Case number PLNPCM2022-00833**

## **BRIEFINGS**

1. **Thriving in Place Updates** - The Planning Commission received a briefing earlier this year regarding the Thriving in Place initiative, which is Salt Lake City's anti-displacement strategy. The Thriving in Place team is putting forth strategies that can be adopted as part of, or in addition to, the City's updated five-year housing plan, Housing SLC. This briefing will provide an overview of the strategies and the framework for implementing the strategies that are being recommended. The strategies and framework will also be available for public input at [www.ThrivingInPlaceSLC.org](http://www.ThrivingInPlaceSLC.org). The strategies presented will seek to address displacement throughout the city but will have a particular emphasis in mitigating displacement pressures in areas experiencing the greatest risk of displacement. (Staff contacts: Angela Price at 385-315-9024 or [angela.price@slgov.com](mailto:angela.price@slgov.com) and Susan Lundmark at 801-535-6112 or [susan.lundmark@slcgov.com](mailto:susan.lundmark@slcgov.com)).

*For Planning Commission agendas, staff reports, and minutes, visit the Planning Division's website at [slc.gov/planning/public-meetings](http://slc.gov/planning/public-meetings). Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.*